

Main Street

Newton Solney, Burton-on-Trent, DE15 0SJ



With lots of period charm and scope for refurbishment, this lovely property is situated in the highly sought after village of Newton Solney.

Offers in excess of £260,000

John German 

With two popular pubs, together with the village primary school just around the corner, Newton Solney has excellent access to country and riverside walks and is also very well placed, having excellent transport links providing easy access to Burton-On-Trent, Nottingham, Birmingham and beyond.

Entrance to the property is via an entrance Lobby leading onto the main ground floor living areas.

The lounge overlooks the front elevation with a feature fireplace and stairs rising to the first floor.

The second reception room provides a second seating area with an open fireplace as well as space for a dining table, window to rear and double doors leading from the lounge and a matching set opening into the kitchen.

The kitchen is fitted with a comprehensive range of solid wood base and eye level units with roll edge worksurfaces incorporating a breakfast bar, inset stainless steel sink unit, tiled splashbacks, built-in under counter double oven with gas hob and extractor hood over, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer, built-in storage cupboard, stable door to the side and windows overlooking the side elevation.

At the end of the kitchen, a lobby area provides access to the ground floor WC and the bathroom fitted with a pedestal wash hand basin and a panelled bath with shower over.

On the first floor are three generous bedrooms one of which had been intended as a first floor bathroom and has been fitted with a low flush WC.

Outside, the property is set back from the road behind a small front garden with a low brick and wrought-iron boundary and there is tarmaced driveway providing vehicular hard standing. Gated access leads along the side of the property past a side yard area to a lawned rear garden. At the end of the garden is a large brick outhouse which requires some remedial work but could be made into useful storage or possibly a home office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/13022023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		



John German
 129 New Street, Burton-On-Trent, Staffordshire, DE14
 3QW
 01283 512244
 burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent